

A-6042
Special Permit Request

Install a freestanding lamp post in the Magnolia Parkway public right-of-way, located to the left (south) of the front walkway, eight feet, and nine inches (8'-9") from the public sidewalk.

Mr. & Mrs. Peter Keisler
20 Magnolia Parkway

20 Magnolia Parkway



Figure 1: View of 20 Magnolia Parkway. The proposed lamp post location is at the upper sidewalk approximately where the yellow sign is placed. See other photos supplied by the applicant.



Figure 2: Proposed lamp post location is to the left of the private (flagstone) walkway, behind the yellow sign. The brick sidewalk in the foreground is the Village sidewalk which is elevated six (6) risers above street level.

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 12th day of December, 2011 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6042
MR. & MRS. PETER KEISLER
20 MAGNOLIA PARKWAY
CHEVY CHASE, MARYLAND 20815**

The applicants seek a special permit from the Board of Managers pursuant to Section 8-11 of the Chevy Chase Village Building Code to install a freestanding lamp post in the Magnolia Parkway public right-of-way, located to the left (south) of the front walkway, and eight feet, nine inches (8'-9") from the public sidewalk.

The Chevy Chase Village Code § 8-31 (c) states:

Except as provided in Section 8-31(b), no structures, play equipment, fence, wall, tree, hedge or shrubbery or any other growth shall be permitted on public property devoted to private use without a special permit from the Board of Managers.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevyCHASEvillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 1st day of December, 2011.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property: <u>20 Magnolia Parkway</u>	
Describe the Proposed Project: <u>To install one lamp post at the location shown on the attached site plan in the right-of-way</u>	
Applicant Name(s) (List all property owners): <u>Peter & Susan Keisler</u>	
Daytime telephone: <u>301-320-4490</u>	Cell: <u>301-641-6618</u>
E-mail: <u>suekeisler@gmail.com</u>	
Address (if different from property address):	
For Village staff use: Date this form received: <u>11/21/11</u> Special Permit No: <u>A-6042</u>	

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☒ Completed Chevy Chase Village Application for a Special Permit (this form)
- ☒ Completed Chevy Chase Village Building Permit Application
- ☒ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☒ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☒ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☒ Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: Susan Keisler

Date: Nov. 21, 2011

Applicant's Signature: [Signature]

Date: Nov. 21, 2011

Describe the basis for the special permit request (attach additional pages as needed):

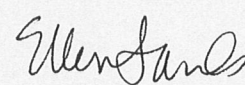
Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

SEE ATTACHED

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

SEE ATTACHED

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input checked="" type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid: 300.00	Date Paid: 11/21/11 Staff Signature: 

Describe the basis for the special permit request

11/14/11

Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare of the reasonable use of adjoining properties:

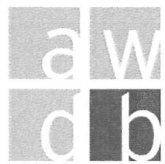
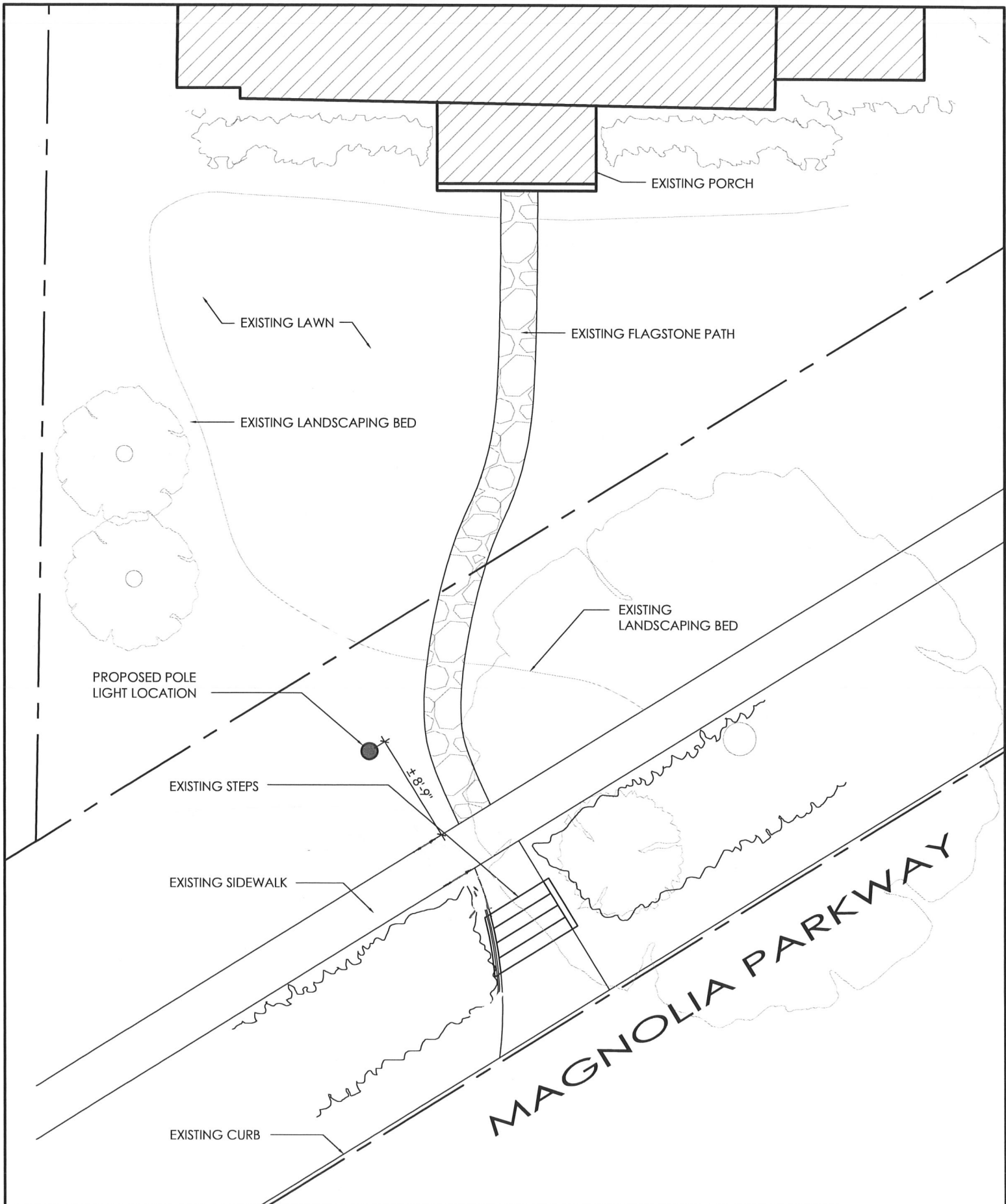
The special permit for the pole light at 20 Magnolia would not have any describable adverse affects to public health, safety or welfare to adjoining properties.

The reason for the request for a pole light is that the path from Magnolia Parkway to the front door is not well lit by street lights. There is only one street light to the properties left that does not provide much illumination to the sidewalk or yard path and to the right you have to turn onto West Lenox before you find the next lights. For this reason we would like to add a pole light to help accommodate safe travel along the yard path.

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Building and Building Regulations*:

The light will be maintained by the property owner. The light will maintain the required three foot distance from the sidewalk and will not obstruct the view of pedestrians or vehicular traffic from the street. The light will not change the water flow or drainage of the lot. The light is within the character of the village.

An added benefit of the light is that it may make the sidewalks safer by providing better illumination for pedestrians walking in front of as well as traveling to 20 Magnolia Parkway.



20 MAGNOLIA PARKWAY

SITE PLAN - DETAILED SCALE

03

SCALE: NTS

DATE: 10-24-11



20 MAGNOLIA PARKWAY

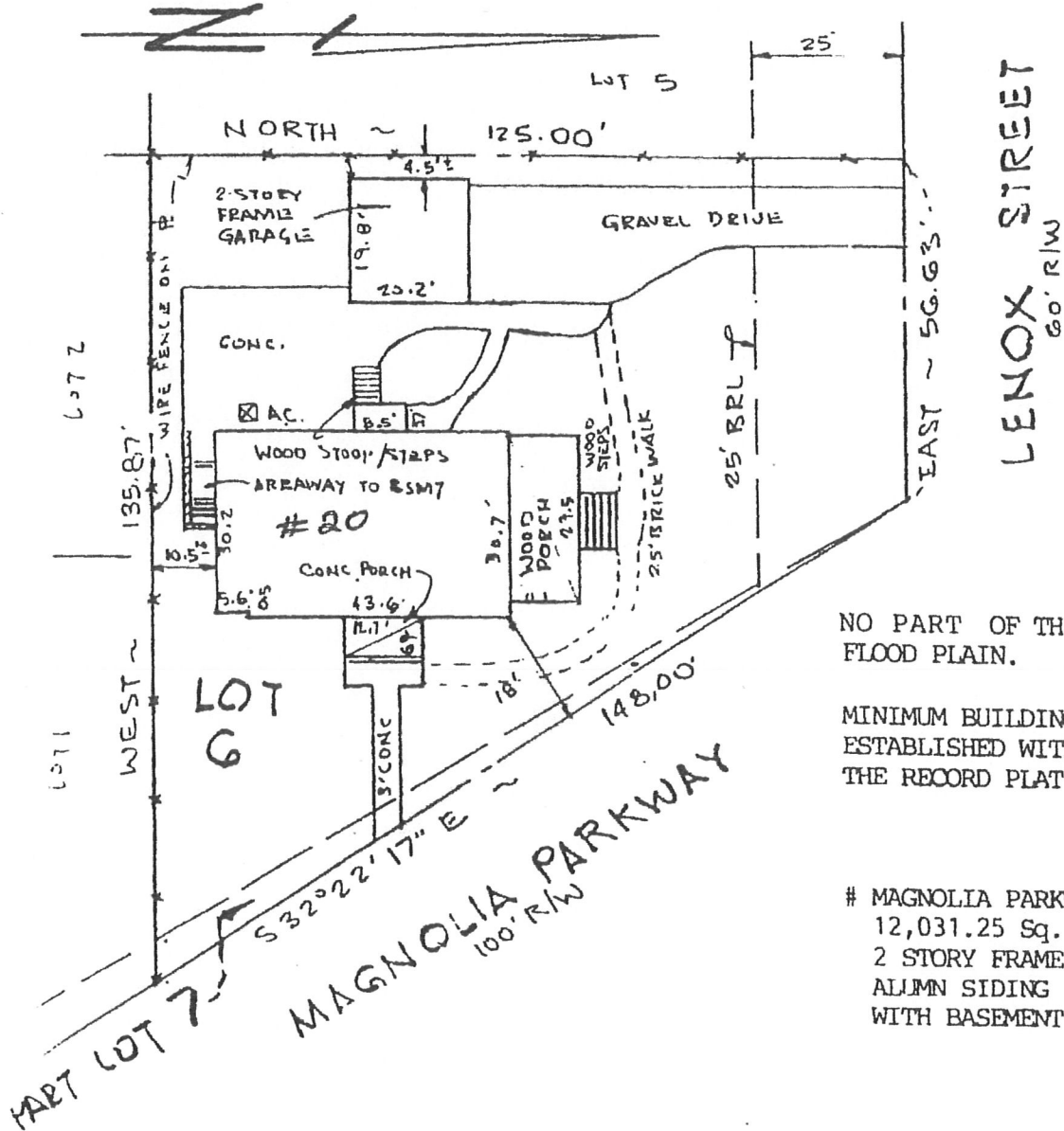
STEP AND POLE LIGHT

08

SCALE: NTS

DATE: 10-24-11

lot improvement survey
lot 6 and Part LOT 7
SECTION TWO BLOCK 39
CHEVY CHASE
Montgomery Co., Maryland



NO PART OF THIS LOT LIES WITHIN A FLOOD PLAIN.

MINIMUM BUILDING RESTRICTION LINES ESTABLISHED WITH THE RECORDATION OF THE RECORD PLAT.

MAGNOLIA PARKWAY
12,031.25 Sq. Ft.
2 STORY FRAME DWELLING
ALUMN SIDING
WITH BASEMENT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREON, IN ACCORDANCE WITH RECORD DESCRIPTION AND HAVE LOCATED ALL OF THE EXISTING IMPROVEMENTS THEREON BY A TRANSIT-TAPE SURVEY, AND THAT CORNERS HAVE BEEN FOUND OR PLACED AS SHOWN, AND THAT THERE ARE NO ENCROACHMENTS EITHERWAY ACROSS THE PROPERTY EXCEPT AS INDICATED

Monroe G. Chew 4th 6/7/86
MONROE G. CHEW 4TH PROPERTY LINE SURVEYOR, MD. (23)

REFERENCE

PLAT BOOK
2
PLAT NO.
106
LIBER

FOLIO

CONSTRUCTION SURVEYS, INC.



MARYLAND D. C. VIRGINIA

6327 GATEWAY BLVD.
DISTRICT HEIGHTS, MD. 20747
TELEPHONE (301) 420-4310

DRAWN BY *MONTG*

CHECKED BY *MGC*

SCALE 1"=30'

JOB NUMBER

86-05-1363

FILE NUMBER